

CITY OF BOTHELL

PUBLIC NOTICE

State Environmental Policy Act MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: The applicant is proposing to subdivide two parcels totaling 5.169 acres into 22 single family residential homes lots. The applicant desires to utilize the clustered subdivision modification criteria by setting aside 31% of the development site area as open space in exchange for permissive modifications to the design of the subdivision. These modifications are as follows:

- A reduction of the minimum allowable lot area by 50%;
- A reduction of the minimum lot circle by 50%;
- A modification in the side and rear yard setbacks;
- Preservation of 31% of the net area for open space in exchange for a 25% increase in lot yield.

Access to the subdivision will be from a new public right of way off of NE 205th St/244th St. SE. Tract A and Tract C will be set aside for a combination of active and passive open space. A storm water detention vault is proposed in Tract B. There are no critical areas on or adjacent to the subject property.

The State Environmental Policy Act requires a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal. Any questions regarding the State Environmental Policy Act (SEPA) processing of this application (environmental review) should be directed to Amanda Davis, Senior Planner, in the Bothell Department of Community Development (425) 806-6400.

Project Name: Carlson Assemblage

Proponent: Harbour Homes, LLC. 400 N. 34th St. # 300; Seattle, WA 98103

Project Location: 20419 and 20235 125th Ave NE Bothell WA, 98011

Case Number: SEP2019-13777 (SUB2019-13776, PUD2019-13778)

Lead Agency: City of Bothell

Mitigating Measures: The City of Bothell codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of City streets, drainage control and building codes will provide for substantial mitigation of the impacts identified in the environmental checklist. The City of Bothell will require the following additional mitigation measures under SEPA.

- 1) This application proposes subdivision, development and construction of 22 parcels for construction of new detached single-family dwellings. Pursuant to BMC 17.04.010, 17.04.040 and the Bothell Design Standards, the subdivision proposes extension of the NE 205th Street / 244th Street SE corridor to provide appropriate and necessary vehicle and pedestrian access for the new homes. The project is required to comply with Design Standards Section 3-4.2.1 and provide for the continuation of existing streets in surrounding areas. In order to reduce the impact

of these dwelling units on area roads and pedestrian facilities to no more than a moderate degree, the following condition must be met:

The applicant must construct and dedicate right-of-way for the NE 205th Street / 244th Street SE road extension, must connect to the existing local access road to the east, and must connect to the existing Woodridge development roadway stub to the west. Traffic calming measures including but not limited to improvement of a maximum 20-foot wide roadway pavement width with sidewalk on one-side along the off-site connection to the west are required to reduce pass-through traffic impacts.

Off-site traffic calming measures to reduce potential traffic impacts within existing developments to the west must be submitted with the first construction plan submittal. The measures will be evaluated and approved during the construction review and built as part of the project prior to opening NE 205th Street to the west. Possible traffic calming and safety measures include, but are not limited to, intersection sight distance improvements, curb extension bulb outs at the intersections to calm traffic and reduce pedestrian crossing width, stop sign and warning sign improvements, marked pedestrian crossings and pedestrian activated crossing signals.

- 2) This application proposes subdivision, development and construction of 22 parcels for construction of new detached single-family dwellings. Pursuant to BMC 14.02.240, BMC 18.04.020, and the Bothell Design Standards, the proposed subdivision will add new homes, roadways and other storm water generating impervious surfaces. The runoff from the project will discharge to the west, to an existing off-site outfall that subsequently discharges to an area of slopes with erodible soils which are considered landslide hazard areas. In order to mitigate the impacts created by the construction of the proposed development and associated storm water discharge to no more than a moderate degree, the following condition must be met:

The applicant must tight-line the storm water through the aforementioned landslide hazard area to an appropriate discharge point in accordance with Design Standards-Surface Water Manual section 1.2.1(2) unless other mitigation is approved by the Public Works Director as part of a formal "Deviation from Standards" request.

- 3) This application proposes subdivision, development and construction of 22 parcels for construction of new detached single-family dwellings. The project is located in an area of the City of Bothell's potable water system with low water pressure and fire flow. Pursuant to BMC 18.06.020, the subdivision proposes extension of a new water main to serve the proposed homes. The existing water system does not currently provide satisfactory pressure and flow to meet the fire flow requirements. In order to mitigate the impacts created by the construction.

The applicant must install fire sprinklers, and standby water storage tanks if required, on all the new homes to mitigate the lack of continuous fire flow unless, fire flow improvements to meet the minimum fire flow requirements are constructed prior to home construction. Fire flow improvements include, but are not limited to, a fire flow intertie with the Alderwood Water District built and operational prior to any home construction.

Environmental Impact: The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Responsible Official: Jeffrey N. Smith
Position/title: Development Services Manager

Address: 18415 101st Avenue NE, Bothell, WA 98011
Email and Phone: jeff.smith@bothellwa.gov ; 425-806-6400

Issue Date: November 26, 2019

Signature: _____
Authorized Signature

Comments and Appeals: You may comment on this determination in writing, electronically or otherwise, to the SEPA Responsible Official at the contact information above. Comments should concern issues of environmental impact of the project. You may register an appeal of this determination by filing such appeal at the same location identified above. **Appeals must be received no later than 5:00 PM on December 17, 2019.** Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

With respect to any appeal, you should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11 including payment of the applicable appeal fee. Contact Amanda Davis, Senior Planner, Amanda.davis@bothellwa.gov at the Department of Community Development to read or ask about the procedures for SEPA appeals.

The issuance of this MDNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.